

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, April 19, 2016 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness & Charlton, Messrs. Bragg, Farmer, Mitch, & Stuber

Absent: Ms. Egley, Mr. Rosatone, & Mr. Zagorski

Staff: Joseph C. West Assistant Director
Susan M. Jamery Senior Administrative Assistant
Frank Vescio Planning Assistant/GIS Coordinator

Solicitor: Attorney Sam Orr

Guests: Dan Distler, of BC Conservation District, & Francis Todorich of Rep. Gibbons Office

Approval of previous meeting minutes

A motion was made by Mr. Stuber and seconded by Mr. Barness to approve the minutes of the March 15, 2016 meeting. Motion carried unanimously.

OLD BUSINESS

Projects Status: Staff noted: Stormwater Management Project (Act 167) – no change in status. Floodplain – no change in status. Ohio River Trail – no change in status. Beaver County Comp Rec Plan – no change in status. EPA Brownfields Coalition Assessment Grant – The contract with SGA was approved on 2-11-16. Steering Committee mtg held on 3-14-16 and Frank M, Joe & Sara met with consultant to discuss a schedule/timeline for the grant. GIS Update – Frank V & Joe continue to work on building footprints, continue their GIS education classes and they completed two Business Analysis projects for the BOC. Brighton Twp Greenways Plan – no change in status. Appalachian Regional Commission (ARC) – Laura Mundell of SPC sent out the ARC grant process for FY 2017 for LDO funding on 3-14-16. Freight Forum – No change in status. BC Hazardous Mitigation Update – Bill attended the 3-8-16 draft review meeting and submitted the BCPC staff comments. MS4 – Sara completed and submitted the 2015 MS4 Annual Report. Dan Distler – Update on Shell Petrochemical Plant – Dan reported that they have begun work on the sewer line extension on Brodhead Road.

NEW BUSINESS **Development**

Subdivisions for Review and Report (Major)

Marsolo Consol Pl	Berkebile Consol Plan	Turner-Kazek Pl	Young/Sotiriou Pl
Aliquippa City 3 Lots	Big Beaver Boro 5 Lots	Greene Twp 5 Lots	New Sewickley Twp 6 Lots

Kelosky Plan	Shell Chemical Pl #1	Shell Chemical Lot Consol Pl #2
North Sewickley Twp 3 Lots	Potter Twp 6 Lots	Potter Twp 37 Lots

After staff's review, a motion was made by Mr. Bragg and seconded by Mr. Farmer to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Subdivisions for Review and Report (Minor) --- None

Proposed Land Developments

Aliquippa City – Greater Miracle Ministries LD – plans to construct a 7,791 sf building on Wilker Avenue.
Big Beaver Boro – Koppel Dollar General Store (PTV VIII LLC) LD – plans to construct a 9,100 sf building on Big Beaver Blvd.- SR 18.
Hopewell/Center Twp – Betters Warehouse & Laydown Yard LD – plans to construct a 200,000 sf building on Constitution Blvd - SR 51.
Hopewell Twp – Mt Olivet Cemetery Columbarium LD – plans to construct a 7754 sf building on Brodhead Road (SR 3007).
After staff's review, a motion was made by Mr. Mitch and seconded by Ms. Charlton to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

Proposed Zoning Ordinances/Amendments – None

Notifications

Air Quality Permits

Aliquippa City – Lindy Paving, Inc. – Permit for their proposed portable non-metallic crushing plant at 100 Woodlawn Rd.

Midland Boro – Buckeye Terminals, LLC (Midland Terminal) – Permit for the Midland Terminal, Midland, PA Project.

Encroachment Permits

Bridgewater Boro – River Harbour Marina – Permit for the JoPa Development, LLC Project.

Bridgewater Boro – Bridgewater Landings - Permit for the Bridgewater Landings Marina & Boathouse Docks on the Beaver River Project.

Potter Twp – Shell Chemical Appalachia LLC – Permit for the Sewer & Water Line Installation along SR 18 Project.

NPDES Permits

Baden Boro – Sisters of St. Joseph – NPDES Permit for their Soil Waste Area LD Project.

Baden Boro – Baden Boro Municipal Auth – NPDES Permit for the Baden Sewage Treatment Plant.

Big Beaver Boro – Proposed Koppel Dollar General Store – NPDES Permit for the proposed store at 7425 Big Beaver Boulevard.

Brighton Twp – Brighton Twp Mun Auth – NPDES Permit for the SR 4028 Tuscarawas Rd Waterline Replacement Project.

Center Twp – Roman Estates – NPDES Permit for the Roam Estates, LLC Project.

Center Twp – Wagner Road Apartments - NPDES Permit for the Wagner Rd. Apartments Project.

Hopewell Twp – Esmark Realty LLC (Esmark Office Building)

Hopewell, Center, & Aliquippa – Betters Warehouse & Laydown Yard Project – NPDES Permit for the Warehouse and Laydown Project.

Other

3-9-16 DEP letter – PA American Water – Water Allocations Application – Wayne Twp, Lawrence County

3-8-16 – Federal Energy Regulatory Comm (FERC) – Notice of Intent to Prepare Environmental Assessments & Revised Procedural Schedule

3-18-16 letter – re: Positive Train Control Tower – Norfolk Southern Railway Company - North Sewickley Twp

3-22-16 News Release – Plenary Walsh Keystone Partners – re: PennDOT's Rapid Bridge Replacement Project

OTHER

Consistency/General Comment Letters - (Approval/Ratification)

- Civil & Environmental Consultants – Proposed Koppel Dollar General Store – Big Beaver Boro & NPDES permit (A)
- Cornerstone Engineering Group – Roman Estates, LLC – Center Twp & NPDES permit (A)
- Gibson-Thomas Engineering – Esmark Realty LLC – Esmark Office Bldg – Hopewell Twp & NPDES Permit (A)
- Cornerstone Engineering Group – Wagner Road Apartments – Center Twp & NPDES permit (A)
- River Harbour Marina – JoPa Development LLC Project – Bridgewater Boro & encroachment permit (A)
- Sisters of St. Joseph – Soil Waste Area LD – Baden Boro & NPDES permit (A)
- Bridgewater Landings Marina & Boathouse Docks – Bridgewater Boro & encroachment permit (A)
- Brighton Twp Mun Auth – SR 4028 Tuscarawas Rd Waterline Replacements & NPDES permit (A)
- Betters Warehouse and Laydown yard – Hopewell, Center & Aliquippa & NPDES permit (A)
- Midland Boro Mun Auth – Proposed Intake Facility – PennVest Applications – (A)
- SPC – Natural Heritage Inventory Updates for SW PA (R)

A motion was made by Mr. Bragg and seconded by Mitch to accept the above letters marked for Approval (A), and the motion carried unanimously. A motion was made by Mr. Stuber and seconded by Mr. Farmer to ratify the 1 letter marked for Ratification (R) , and the motion carried unanimously.

Miscellaneous/Informational

Adjournment

There being no further business, Ms. Charlton made the motion to adjourn and Ms. Barnes seconded. Motion carried unanimously and the meeting was adjourned.